

**PLANNING DISTRICT 10 FUTURE LAND USE MAP AMENDMENT REQUESTS**  
**Staff Report**

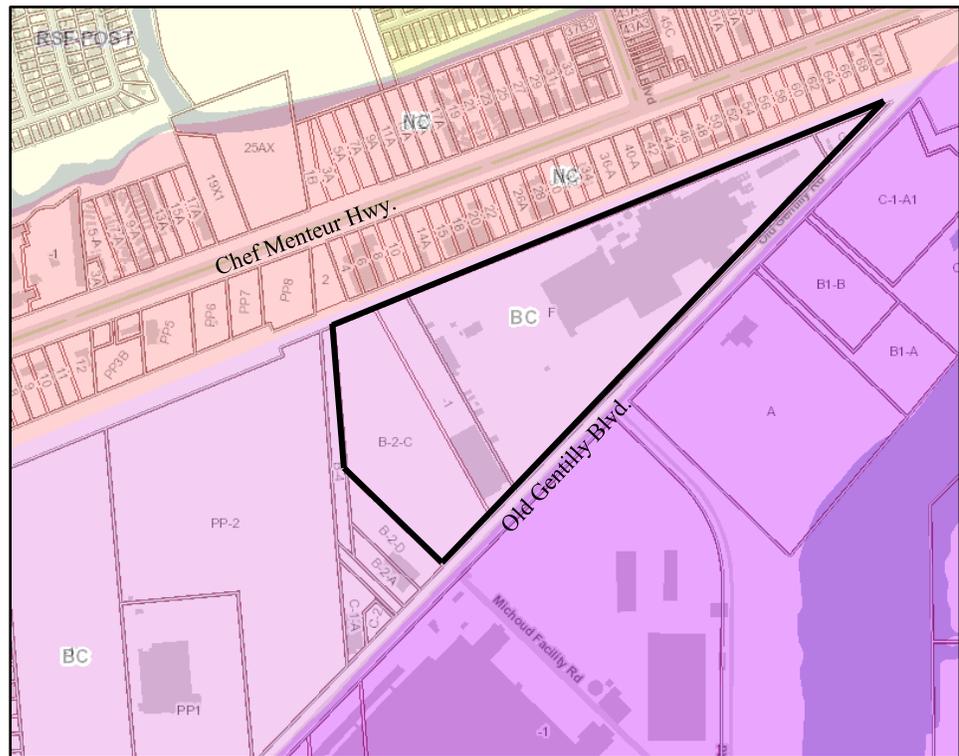
Request number: PD-10-01

Applicant: Councilmember Gray

Request: *Change of Future Land Use Map Designation from Business Center to Industrial*

Location: The petitioned property is located on Prairie Lands Pt. Parcel 1, Lot B-2C, parcel F and parcel G Lot Triangle. The subject site is bounded by Old Gentilly Road, Chef Menteur Highway and Michoud Boulevard. The municipal addresses are 14201-14701 Old Gentilly Road.

FLUM Map:



Current Zoning: HI Heavy Industrial District

Current Land Use: Warehouses, Folgers Coffee Roasting facility

Purpose: The proposed designation would be consistent with the current uses and zoning district.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 65 acres or 2,853,106 square feet of multiple properties bounded by Old Gentilly

Road, Chef Menteur Highway and Michoud Boulevard. The subject site is currently occupied with various warehouses and the Folger Coffee Roasting facility.

*Surrounding Land Use Trends:* The area adjacent to the multiple subject properties includes other warehouse facilities and heavy industrial uses as well as vacant land. The surrounding area is significantly underdeveloped. The existing and historic land use pattern in this portion of New Orleans East are predominantly industrial uses, especially within the immediate surrounding area.

*Surrounding FLUM Designations:* The site is bordered by a developed Industrial designation on the south side and a Neighborhood Commercial FLUM designation on Chef Menteur Highway. A FLUM designation of Industrial of the subject area would be consistent with the Heavy Industrial District.

*Impacts:* Given the surrounding industrial-use development pattern and the current zoning, there should be no impacts to the proposed change.

**Recommendation:** **Approval** of the FLUM Designation Change to **Industrial**.

Reason for Recommendation:

1. The subject site is zoned HI Heavy Industrial and the new FLUM designation of Industrial would be consistent with the existing zoning district.
2. The surrounding area has an industrial development pattern which is supported by industrial zoning in the immediate vicinity.

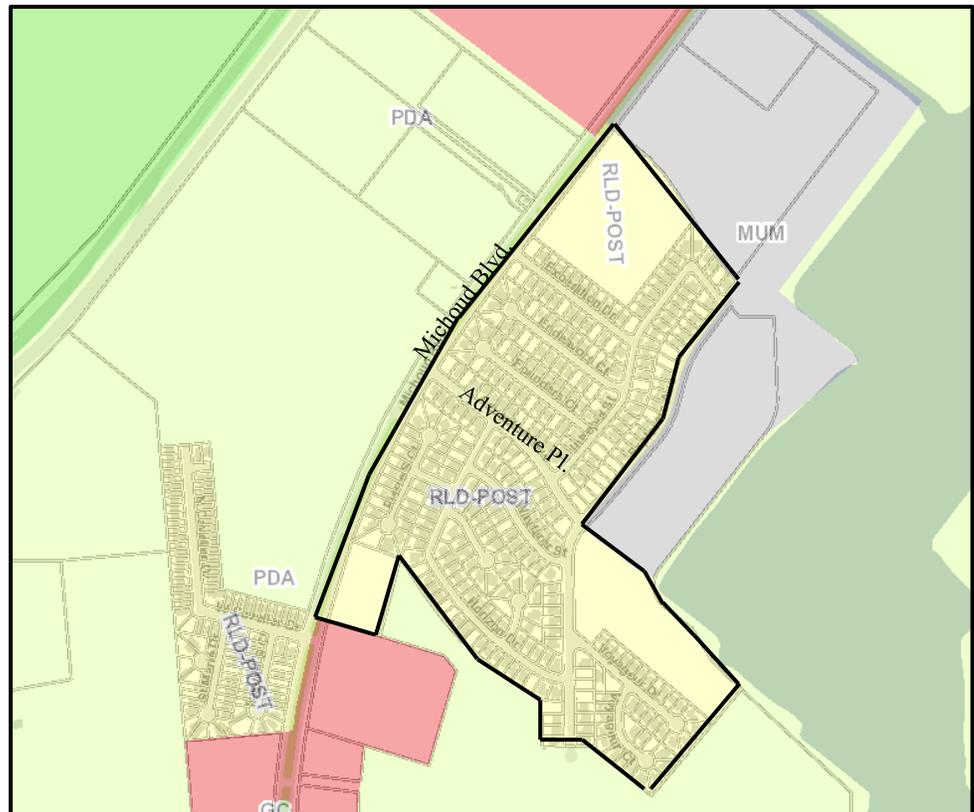
Request number: PD-10-02

Applicant: Councilmember Gray

Request: *Change of Future Land Use Map Designation from Residential Low Density Post-War to Residential Single-Family Post-War*

Location: The petitioned property is located on all lots fronting Voyageur Drive, Voyageur Court, Horizon Court, Horizon Drive, Dominique Place, Pierre's Court, Wayfarer Street, Adventure Avenue, Founders Court, Endeavor's Court, Explorers Avenue, Intrepid Street, and Expedition Drive on Squares 1-7 of Oak Island subdivision.

FLUM Map:



Current Zoning: S-RS Single-Family Residential District

Current Land Use: Single-family dwellings

Purpose: The proposed designation would be consistent with the current land use and zoning.

Staff Analysis:

*Site Description & Land Use:* The subject site is an approximately 95 acres or 4,121,550 square feet of multiple properties bounded by Voyageur Drive, Voyageur Court, Horizon Court, Horizon Drive, Dominique Place, Pierre's Court, Wayfarer Street, Adventure Avenue, Founders Court, Endeavor's Court, Explorers Avenue, Intrepid Street, and Expedition Drive.

*Surrounding Land Use Trends:* The area adjacent to the multiple subject properties includes vacant land and other single-family residential subdivisions. The surrounding area is significantly underdeveloped. The immediate surrounding area has not seen much new development since Hurricane Katrina.

*Surrounding FLUM Designations:* The site is surrounded by underdeveloped Planned Development Area, Medium Intensity Mixed-Use and General Commercial FLUM designations. A FLUM designation of Single-Family Post-War Residential FLUM Designation of the subject property would align with the land use pattern and the S-RS Single-Family Residential District.

*Impacts:* The proposed FLUM change will not impact the land use pattern of the site.

**Recommendation:** **Approval** of the FLUM Designation Change to **Residential Single-Family Post-War**.

Reason for Recommendation:

1. The subject site is zoned S-RS Single-Family Residential and the new FLUM designation of Residential Single-Family Post-War would be consistent with the zoning district and current land use.

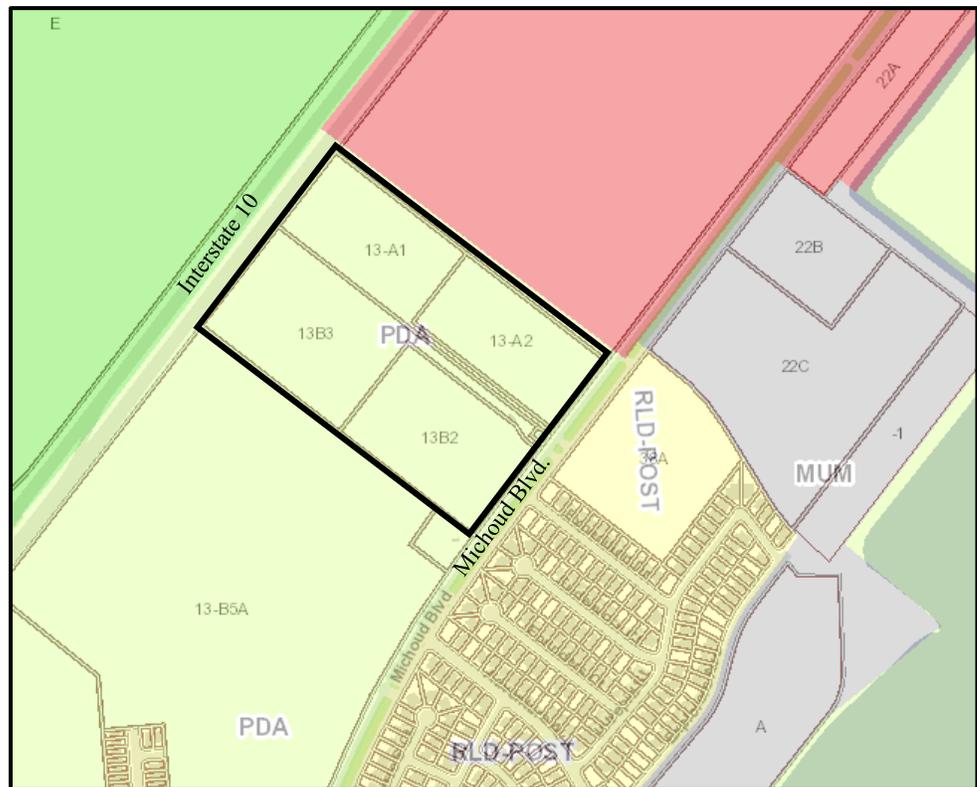
Request number: PD-10-03

Applicant: Councilmember Gray

Request: *Change of Future Land Use Map Designation from Planned Development Area to Residential Multi-Family Post-War*

Location: The petitioned property is located on Square Prairie Lands parcel A, Lots 13-A2, 13-A2, 13-B2, and 13-B3 bounded by Michoud Boulevard, Interstate 10, Lot 14A and Lot 13-B5A. The municipal address is 14001, 14065, 14101 and 58234 Michoud Boulevard.

FLUM Map:



Current Zoning: S-RM2 Multi-Family Residential District

Current Land Use: Vacant land

Purpose: The proposed designation would be consistent with the zoning district.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 36 acres of multiple properties bounded by Michoud Boulevard, Interstate 10, Lot 14A and Lot 13-B5A. The subject site is currently vacant.

*Surrounding Land Use Trends:* The area adjacent to the multiple subject properties includes a single-family residential subdivision and vacant land. The surrounding area is significantly underdeveloped. The existing and historic land use pattern in this portion of New Orleans East is predominantly residential uses and undeveloped land.

*Surrounding FLUM Designations:* The site is surrounded by underdeveloped Planned Development Area (PDA) FLUM designations. Directly adjacent to the site is a GC General Commercial FLUM designation. Other nearby FLUM designations include MUM Medium Intensity Mixed-Use and RLD-POST Residential Low Density Post-War FLUM designations. A FLUM designation of Multi-Family Post-War Residential of the subject property would align with the existing S-RM2 Suburban Multi-Family Residential District.

*Impacts:* Since the site is already zoned for multi-family residential development, there would be no impact from the changing of the FLUM designation.

**Recommendation:** **Approval** of the FLUM Designation Change to **Residential Multi-Family Post-War**.

Reason for Recommendation:

1. The subject site is zoned S S-RM2 Suburban Multi-Family Residential and the new FLUM designation of Residential Multi-Family Post-War would be consistent with the existing zoning district.
2. The site was formerly developed with multi-family residential uses.

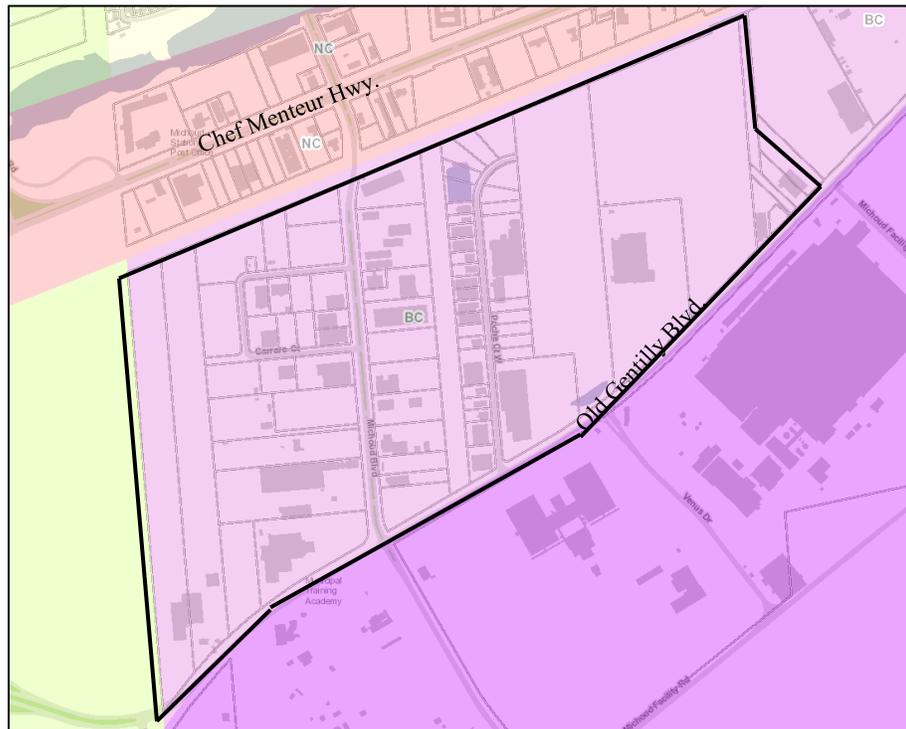
Request number: PD-10-04

Applicant: Councilmember Gray

Request: *Change of Future Land Use Map Designation from Business Center to Industrial*

Location: Areas designated Business Center south of Chef Menteur Highway between I-510, Alcee Fortier Boulevard, Chef Menteur Highway and Old Gentilly Road.

FLUM Map:



Current Zoning: BIP Business-Industrial Park District

Current Land Use: Industrial Facilities, Warehouses, and Vacant Land

Purpose: The proposed FLUM designation is more consistent with the current land use.

Staff Analysis: *Site Description & Land Use:* The subject site is an 341 acres of multiple properties bounded by Michoud Boulevard, Chef Menteur Highway, and Old Gentilly Road.

*Surrounding Land Use Trends:* The area adjacent to the multiple subject properties includes other warehouse facilities and heavy industrial uses as

well as vacant land. The surrounding area is significantly underdeveloped. The existing and historic land use pattern in this portion of New Orleans East are predominantly industrial uses, especially within the immediate surrounding area.

*Surrounding FLUM Designations:* The site is adjacent to a developed Industrial FLUM designations. Directly adjacent to the site on Chef Menteur Highway is a Neighborhood Commercial FLUM designation and a Planned Development Area FLUM designation is located to the west of the subject site. A FLUM designation of Industrial of the subject site would align with the land use pattern.

*Impacts:* Given the surrounding commercial and industrial-use development pattern, the impact of the proposed FLUM change should not be much greater than similar properties in the vicinity.

**Recommendation:** **Approval** of the FLUM Designation Change to **Industrial**.

Reason for Recommendation:

1. The proposed Industrial designation would be more consistent with the development pattern of the subject area.
2. An adjacent area has an industrial development pattern which is supported by industrial zoning.

**Request Number:** PD 10-05

**Applicant:** City Planning Commission

**Requests:** Change of Future Land Use Map Designation from *Parkland and Open Space to Residential Low Density Post-War*

**Location:** The petitioned property is located on Subdivision Area 4 E, Square 0, Lot 4E. The property is bounded by Dwyer Boulevard, Alcee Fortier Boulevard, Kim Drive and Willow Brook Drive in the Third Municipal District. The municipal address is 58243 Dwyer Boulevard.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District

**Current Land Use:** Vacant Land

**Purpose:** City Planning Commission found that the subject site is designated as Parkland and Open Space despite being privately owned by the MQVN Community Development Corporation. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which may deny the owner of development rights.

**Staff Analysis:** *Site Description & Land Use:* The site is currently vacant.

*Surrounding Land Use Trends:* The land uses around the subject site include single and two-family residences, a church, a City-owned park, and vacant lands.

*Surrounding FLUM Designations:* The site is adjacent to *Planned Development Area, Residential Low Density Post-War, Residential Single-Family Post War, and Parkland and Open Space.*

*Surrounding Zoning Designations:* Surrounding the subject site are *General Planned Development District, S-RS Suburban Single-Family Residential Districts, S-RD Suburban Two-Family Residential Districts, and a OS-N Neighborhood Open Space District.*

*Impacts:* The proposed designation will allow for low density residential, agricultural uses, and community facilities, all of which would be compatible with the area.

**Recommendation:** **Approval** of the change from *Parkland and Open Space to Residential Low Density Post-War.*

**Reason for Recommendation:**

1. The designation of privately owned property as parkland would interfere with private investment and development.

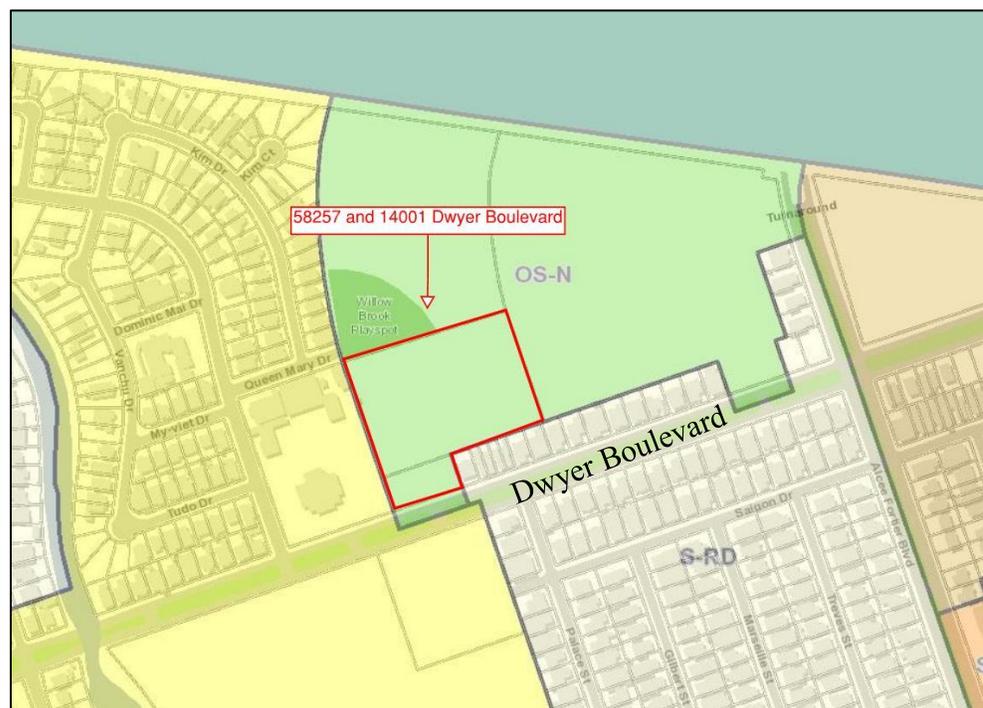
**Request Number:** PD 10-06

**Applicant:** City Planning Commission

**Request:** Change of Future Land Use Map Designation from *Parkland and Open Space* to *Residential Single-Family Post-War*

**Location:** The petitioned property is located on Square 57, Versailles Gardens Subdivision, No 1, and Parcel 4F and 4H. The property is bounded by Dwyer Boulevard, Alcee Fortier Boulevard, and Willow Brook Drive in the Third Municipal District.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District

**Current Land Use:** Vacant Land

**Purpose:** City Planning Commission found that the subject site is designated as Parkland and Open Space despite being privately owned by the MQVN Community Development Corporation. In cases like this, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which may deny the owner of development rights.

**Staff Analysis:** *Site Description & Land Use:* The site is currently vacant.

*Surrounding Land Use Trends:* The land uses around the subject site include single and two-family residences, a church, a City-owned park and vacant lands.

*Surrounding FLUM Designations:* The site is adjacent to *Planned Development Area, Residential Low Density Post-War* and *Residential Single-Family Post War and Parkland and Open Space*.

*Surrounding Zoning Designations:* Surrounding the subject site are *General Planned Development District, S-RS Suburban Single-Family Residential Districts* and *S-RD Suburban Two-Family Residential Districts*.

*Impacts:* The proposed designation will allow for low density residential, agricultural uses, and community facilities, all of which would be compatible with the area.

**Recommendation:** **Approval** of the change from *Parkland and Open Space* to *Residential Single Family Post-War*.

**Reason for  
Recommendation:**

1. The designation of privately owned property as parkland would interfere with private investment and development.

**Request Number:** PD 10-07

**Applicant:** City Planning Commission

**Request:** Change of Future Land Use Map Designation from *Parkland and Open Space to Residential Low Density Post-War*.

**Location:** The petitioned property is located on Square 35, Village de L' Est, Lot Pt. D4. The property is bounded by Granville Street, N. Nemours Street, Cannes Street and Revel Street in the Third Municipal District. The municipal addresses are 58139 and 58140 N. Nemours Street.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District.

**Current Land Use:** Vacant land

**Purpose:** City Planning Commission found that the subject site is designated as Parkland and Open Space despite being privately owned by the New Orleans Baptist Association. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which may deny the owner of development rights.

**Staff Analysis:**

*Surrounding Land Use Trends:* The land uses around the subject site include a school, a City-owned park, a church facility, and single and two-family residences.

*Surrounding FLUM Designations:* The sites is adjacent to *Parkland and Open Space, Residential Low Density Post-War and Residential Single-Family Post War*

*Surrounding Zoning Designations:* Surrounding the subject site are *OS-N Neighborhood Open Space District, S-RS Suburban Single-Family Residential Districts and S-RD Suburban Two-Family Residential Districts.*

*Impacts:* The proposed designation will allow for low density residential, agricultural uses, and community facilities, all of which would be compatible with the area.

**Recommendation:** **Approval** of the change from *Parkland and Open Space to Residential Low Density Post-War.*

**Reason for Recommendation:**

1. The designation of privately owned property as parkland, which may deny the owner of development rights, would interfere with private investment and development.

**Request Number:** PD 10-08

**Applicant:** City Planning Commission

**Request:** Change of Future Land Use Map Designation from *Parkland and Open Space to Residential Low Density Post-War*

**Location:** The petitioned property is located on Square 35, Village de L' Est, Lot D2 in the Third Municipal District. The property is bounded by Granville Street, N. Nemours Street, Cannes Street and Revel Street in the Third Municipal District. The municipal address is 5200 Cannes Street.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District.

**Current Land Use:** Church facility

**Purpose:** City Planning Commission found that the subject site are designated as Parkland and Open Space despite being privately owned by the Epiphany Missionary Baptist Church. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. The current designation is not consistent with the ownership or use of the property.

**Staff Analysis:** *Site Description & Land Use:* The site is currently vacant.

*Surrounding Land Use Trends:* The land uses around the subject site include a school, a City-owned park, vacant land, and single and two-family residences.

*Surrounding FLUM Designations:* The sites is adjacent to *Parkland and Open Space, Residential Low Density Post-War* and *Residential Single-Family Post War*

*Surrounding Zoning Designations:* Surrounding the subject site are *OS-N Neighborhood Open Space District, S-RS Suburban Single-Family Residential Districts* and *S-RD Suburban Two-Family Residential Districts.*

*Impacts:* The proposed designation will allow for low density residential, agricultural uses, and community facilities, all of which would be compatible with the area.

**Recommendation:** **Approval** of the change from *Parkland and Open Space to Residential Low Density Post-War.*

**Reason for Recommendation:**

1. The designation of privately owned property as parkland, which may deny the owner of development rights, would interfere with private investment and development.

**Request Number:** PD 10-09

**Applicant:** City Planning Commission

**Request:** Change of Future Land Use Map Designation from *Parkland and Open Space* to *Residential Low Density Post-War*

**Location:** The petitioned property is located on Square 35, Village de L' Est, Lot PAR in the Third Municipal District. The property is bounded by Granville Street, N. Nemours Street, Cannes Street and Revel Street in the Third Municipal District. The municipal address is 13435 Granville Street.

**FLUM Map:**



**Current Zoning:** OS-N Neighborhood Open Space District.

**Current Land Use:** Community facility and open space

**Purpose:** City Planning Commission found that the subject site is designated as Parkland and Open Space despite being privately owned by the Roman Catholic Archdiocese of New Orleans. In cases like these, City Planning Commission proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which may deny the owner of development rights.

**Staff Analysis:**

*Site Description & Land Use:* The site is occupied by a community facility and open space.

*Surrounding Land Use Trends:* The land uses around the subject site include a school, a City-owned park, a church facility, vacant land, and single and two-family residences.

*Surrounding FLUM Designations:* The sites is adjacent to *Parkland and Open Space, Residential Low Density Post-War* and *Residential Single-Family Post War*

*Surrounding Zoning Designations:* Surrounding the subject site are *OS-N Neighborhood Open Space District, S-RS Suburban Single-Family Residential Districts* and *S-RD Suburban Two-Family Residential Districts.*

*Impacts:* The proposed designation will allow for low density residential, agricultural uses, and community facilities, all of which would be compatible with the area.

**Recommendation:** **Approval** of the change from *Parkland and Open Space to Residential Low Density Post-War.*

**Reason for Recommendation:**

1. The designation of privately owned property as parkland, which may deny the owner of development rights, would interfere with private investment and development.

**City Planning Commission Meeting (January 24, 2017)**

Staff summarized the requests for PD-10-01 through PD-10-09

No one from the public spoke regarding the requests.

Commissioner Green made a motion to accept staff's recommendations for PD-10-01 through PD-10-09. Commissioner Hughes seconded the motion, which was subsequently adopted.

**Motion**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PD-10-01, PD-10-02, PD-10-03, PD-10-04, PD-10-05, PD-10-06, PD-10-07, PD-10-08, AND PD-10-09 ARE HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Green, Hughes, Isaacson, Mitchell, Stewart

NAYS: None

ABSENT: Duplessis, Steeg, Wedberg